071.0	0001	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	979,000 / 979,000
					USE VALUE:	979,000 / 979,000
					ASSESSED:	979,000 / 979,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STANTON PAUL J & JANE P
Owner 2:	
Owner 3:	
Street 1:	42 BEVERLY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,830 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Vinyl Exterior and 2442 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6830.000	540,600	1,000	437,400	979,000
Total Card	0.157	540,600	1,000	437,400	979,000
Total Parcel	0.157	540,600	1,000	437,400	979,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.90 | /Parcel: 400.9

Legal Description

User Acct

45052

GIS Ref

GIS Ref

Insp Date

10/22/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 071.0-0001-0011.0

!6023!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	540,600	1000	6,830.	437,400	979,000	979,000	Year End Roll	12/18/2019
2019	101	FV	393,900	0	6,830.	437,400	831,300	831,300	Year End Roll	1/3/2019
2018	101	FV	393,900	0	6,830.	374,900	768,800	768,800	Year End Roll	12/20/2017
2017	101	FV	393,900	0	6,830.	349,900	743,800	743,800	Year End Roll	1/3/2017
2016	101	FV	393,900	0	6,830.	300,000	693,900	693,900	Year End	1/4/2016
2015	101	FV	384,600	0	6,830.	268,700	653,300	653,300	Year End Roll	12/11/2014
2014	101	FV	384,600	0	6,830.	248,700	633,300	633,300	Year End Roll	12/16/2013
2013	101	FV	384,600	0	6,830.	237,100	621,700	621,700		12/13/2012

PRINT

Date	Time
12/10/20	20:50:24

LAST REV

Date	Time
10/10/19	10:19:26
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6023

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1045-7		6/1/1988		180,000	No	No		Y

USER DEFINED

Prior Id # 1:	45052
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2014	669	New Wind	2,300					
4/24/2014	391	Wood Dec	8,000					
6/3/1999	388	Addition	32,000					ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
10/22/2018	MEAS&NOTICE	BS	Barbara S
6/26/2014	External Ins	PC	PHIL C
6/16/2014	External Ins	PC	PHIL C
3/13/2009	Meas/Inspect	189	PATRIOT
10/8/1999	Meas/Inspect	267	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6830		Sq. Ft.	Site		0	70.	0.91	4									437,428						437,400	

Total AC/HA: 0.15680 | Total SF/SM: 6830 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 437,428 | Spl Credit | Total: 437,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13882685
Const Adj.:	0.99989998
Adj $ / SQ:	142.339
Other Features:	119500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	606016
Depreciation:	65450
Depreciated Total:	540566

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

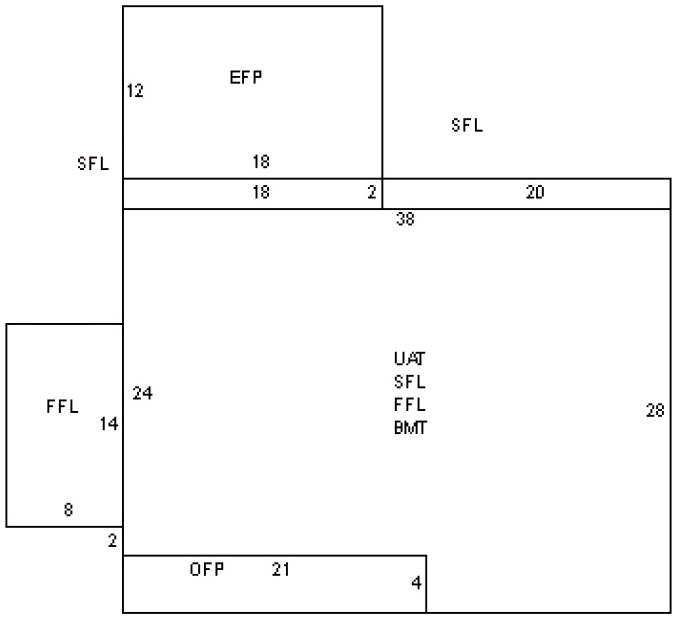
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	172.23
Special Features:	0	Val/Su Net:	147.18
Final Total:	540600	Val/Su SzAd	251.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,092	142.340	155,434
SFL	Second Floor	1,056	142.340	150,310
BMT	Basement	980	51.030	50,008
UAT	Upper Attic	245	56.940	13,949
EFP	Enclos Porch	216	39.830	8,602
OFP	Open Porch	84	36.140	3,036

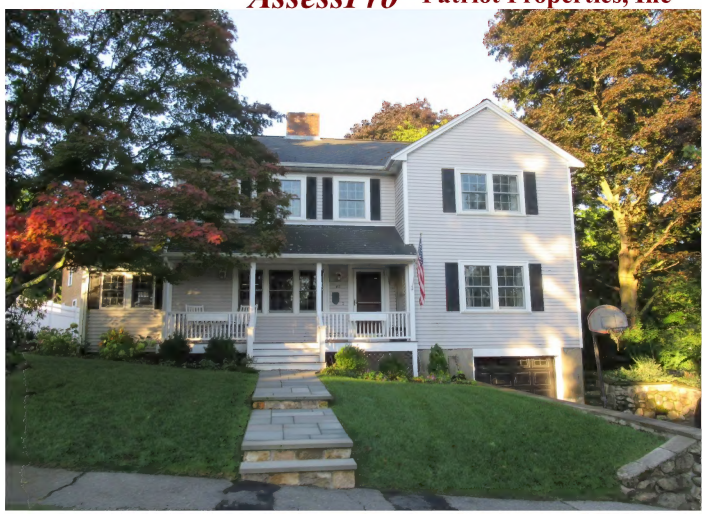
Net Sketched Area:	3,673			Total:	381,339
Size Ad	2148	Gross Are	4408	FinArea	2442

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

071.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X19	A	AV	2018	3.48	T	5	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000